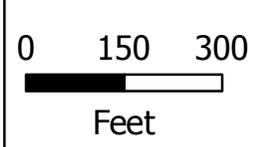


15-073AFDP
 Amended Final Development Plan
 IGS Energy - Parking Expansion
 6100 Emerald Parkway





City of Dublin
Land Use and Long
Range Planning
 5800 Shier Rings Road
 Dublin, Ohio 43016-1236
 phone 614.420.4600
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 www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 20, 2012

The Planning and Zoning Commission took the following action at this meeting:

1. Tuttle North Extension, Reserve A – IGS Park 12-052FDP 6100 Emerald Parkway Final Development Plan

Proposal: To develop a 3.5-acre reserve area with bike paths, and picnic areas for the IGS office complex within the Tuttle North Extension PUD. The site is located on the east side of Emerald Parkway at the intersection of Innovation Drive.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Marsha Grigsby, City Manager, City of Dublin.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve this Final Development Plan application because the proposal complies with the development text, as modified with the final development plan criteria and existing development in the area and approval is recommended with one condition.

- 1) The landscape plans be revised to match the size of the concrete pads for the benches, as shown on the site plan.

VOTE: 7 – 0.

RESULT: This final development plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Any Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
 Planner II

**1. Tuttle North Extension, Reserve A – IGS Park
12-052FDP**

**6100 Emerald Parkway
Final Development Plan**

Ms. Amorose Groomes introduced this application requesting review and approval to develop a 3.5-acre reserve area with bike paths and picnic areas for the IGS Office Complex within the Tuttle North Extension Planned Unit Development District. She said the site is located on the east side of Emerald Parkway at the intersection of Innovation Drive. She swore in those intending to speak to the Commission in regards to this case including Laura Ball, Landscape Architect, Parks and Open Space; representing Marsha Grigsby, Dublin City Manager and City representatives. Ms. Amorose Groomes said that a Planning presentation by Jennifer Rauch was not necessary for this consent case.

Jennifer Rauch pointed out that the Planning Report had incorrectly stated that there were three benches proposed along the concrete paths. She said actually, there was a bike rack, rather than a bench located farther to the west. She confirmed that three concrete pads were proposed for them as well as three concrete pads with picnic tables along the bike path.

Amy Kramb asked if the concrete pads will be larger than was shown on the plan.

Ms. Rauch said that there was a discrepancy on the plans and that is why there is a condition recommended that the site plan show the three bench pads at the correct size. She said that the landscape plan showed them smaller because there was a change to make them ADA accessible. She confirmed that the site plan showed the bench pads at the correct size.

Ms. Amorose Groomes invited public comments regarding this application. [There were none.]

Motion #1 and Vote – Text Modification

Mr. Taylor moved to approve the proposed minor Text Modification to modify the development text to permit the concrete pads and bike path to encroach within the building and pavement setbacks, as specified within the Tuttle North Extension PUD.

Mr. Fishman seconded the motion. The vote was as follows: Ms. Newell, yes; Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Motion #2 and Vote – Final Development Plan

Mr. Fishman moved to approve this Final Development Plan application because the proposal complies with the development text, as modified with minor text modification, the final development plan criteria and existing development in the area, with one condition:

- 1) The landscape plans be revised to match the size of the concrete pads for the benches, as shown on the site plan.

Laura Ball, Landscape Architect, Parks and Open Space, agreed to the condition.

Mr. Hardt seconded the motion. The vote was as follows: Ms. Newell, yes; Mr. Budde, yes; Ms. Kramb, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Mr. Fishman, yes. (Approved 7 – 0.)



CITY OF DUBLIN

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Long Range Planning
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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2008

The Planning and Zoning Commission took the following action at this meeting:

- | | |
|--|--|
| 1. Tuttle North Extension PUD – IGS
08-064FDP | Emerald Parkway
Final Development Plan |
| Proposal: | A 104,419-square-foot corporate office building and associated site improvements, within Phase One of the Tuttle North Extension PUD, located on the east side of Emerald Parkway. |
| Request: | Review and approval of a final development plan under the Planned District provisions of Code Section 153.050. |
| Applicant: | David C. Warner, IGS Energy; represented by James M. Houk, Bird Houk Collaborative. |
| Planning Contact: | Rachel E. Swisher, Planner, and Claudia D. Husak, AICP, Planner II. |
| Contact Information: | (614) 410-4600; rswisher@dublin.oh.us or chusak@dublin.oh.us |

MOTION: To approve this Final Development Plan application because it adheres to the approved preliminary development plan and the final development plan criteria with eight conditions:

- 1) At least five of the designated future parking spaces must be constructed with the required parking in order to meet the requirements of the development text;
- 2) A survey for the site must be submitted and any corrections to easement titles made prior to obtaining a building permit;
- 3) A cross-access curb cut modification plan must be included with the construction drawings for the building permit;
- 4) Discrepancies between the various plan sheets depicting lighting fixtures must be reconciled prior to filing for a building permit;
- 5) A revised lighting plan must be submitting upon filing for a building permit noting adherence to the light level reduction requirement.
- 6) Comments related to site landscaping listed in this Report must be addressed;
- 7) An alternative plant species must be approved by Planning prior to issuing a building permit for the proposed plantings within the portion of land west of the cross-access curb cut; and

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 7, 2008

- 1. Tuttle North Extension PUD – IGS
08-064FDP
Continued**

**Emerald Parkway
Final Development Plan**

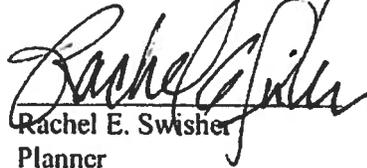
- 8) That at least six willow trees be planted instead of the proposed Black Gums and Hawthorns between the pond and I-270.

*Gary Sebach, Bird Houk Collaborative, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This Final Development Plan application was approved.

STAFF CERTIFICATION



Rachel E. Swisher
Planner

Page 2 of 2

12-052FDP
Final Development Plan
IGS Park
6100 Emerald Parkway



CITY OF DUBLIN.

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

AUGUST 7, 2008

1. Tuttle North Extension PUD – IGS 08-064FDP

Emerald Parkway Final Development Plan

Mr. Zimmerman swore in the applicant, Gary Sebach, Bird Houk Collaborative, City representatives, and all others who wished to speak in regard to this case.

Mr. Zimmerman, who pulled this case from the consent agenda, asked what had been done toward achieving LEED Certification so far.

Rachel Swisher explained that the applicant is proposing to use solar panels on the southern portion of the roof which will extend approximately one foot, ten inches above the roofline when fully extended. She pointed out that if the applicant wanted to install a different energy creating device at a later date, the applicant would be required to return to the Commission for an Amended Final Development plan approval.

Mr. Fishman expressed a concern about the look of the solar panels. Gary Sebach said that the proposed two-foot tall, angled solar panels are very low profile and he did not think they could be seen from the road. He said that unfortunately, the technology for wind turbines has not been made for the wind available in Central Ohio.

Mr. Walter asked what percentage of the building's energy use the solar panels will provide. Mr. Sebach estimated one to three percent.

Mr. Walter asked if the solar panels would be on the general grid for the building and not designated for any specific systems. Mr. Sebach said they plan on including hot water and electricity, and if there is any surplus, it would be net-metered back into AEP.

Mr. Fishman expressed his concern that the solar panels would be visible from the highway. Mr. Sebach said that the parapet was almost flat. He said that because of the design, there is a five-foot extension that slopes up and they could not raise it more.

Chris Amorose Groomes pointed out that the panels would only be fully extended during certain times of the year.

Ms. Amorose Groomes referred to the two proposed sign options and asked when the applicant planned on making a final selection. Mr. Sebach said that they were going through the branding process and it has not yet been decided if the lettering would be white or blue, and therefore they wanted both options to be approved.

12-052FDP
Final Development Plan
IGS Park
6100 Emerald Parkway

Ms. Amorose Groomes questioned if the wall sign and the monument sign would be the same color. Mr. Sebach said that because of the red brick on the building, they felt a blue wall sign would not work, so they decided to propose white for the wall sign facing the freeway. He said that on the monument sign, the logo color was blue. Ms. Amorose Groomes said she had no significant problem with either of the two options, she just wanted to know if they would match.

Ms. Amorose Groomes suggested that there should be some willow trees adjacent to the pond and I-270 to provide relief in the summer instead of the columnar Black Gum and Ginkgo trees which until mature would not provide a relief between the patio, the pond, and the highway. Shira Elder, Bird Houk Collaborative, agreed. Ms. Amorose Groomes suggested that at least two of the Black Gums or the River Birch trees shown on the plans be replaced with willow trees. Ms. Amorose Groomes referred to the three Hawthorns south of the center point of the property and also suggested switching them for willow trees.

Ms. Husak suggested the additional condition: That at least six willow trees be planted instead of the proposed Black Gums, River Birch and Hawthorns between the pond and I-270. Ms. Groomes clarified that the River Birch could remain.

Motion and Vote

Mr. Sebach agreed to the eight conditions listed below.

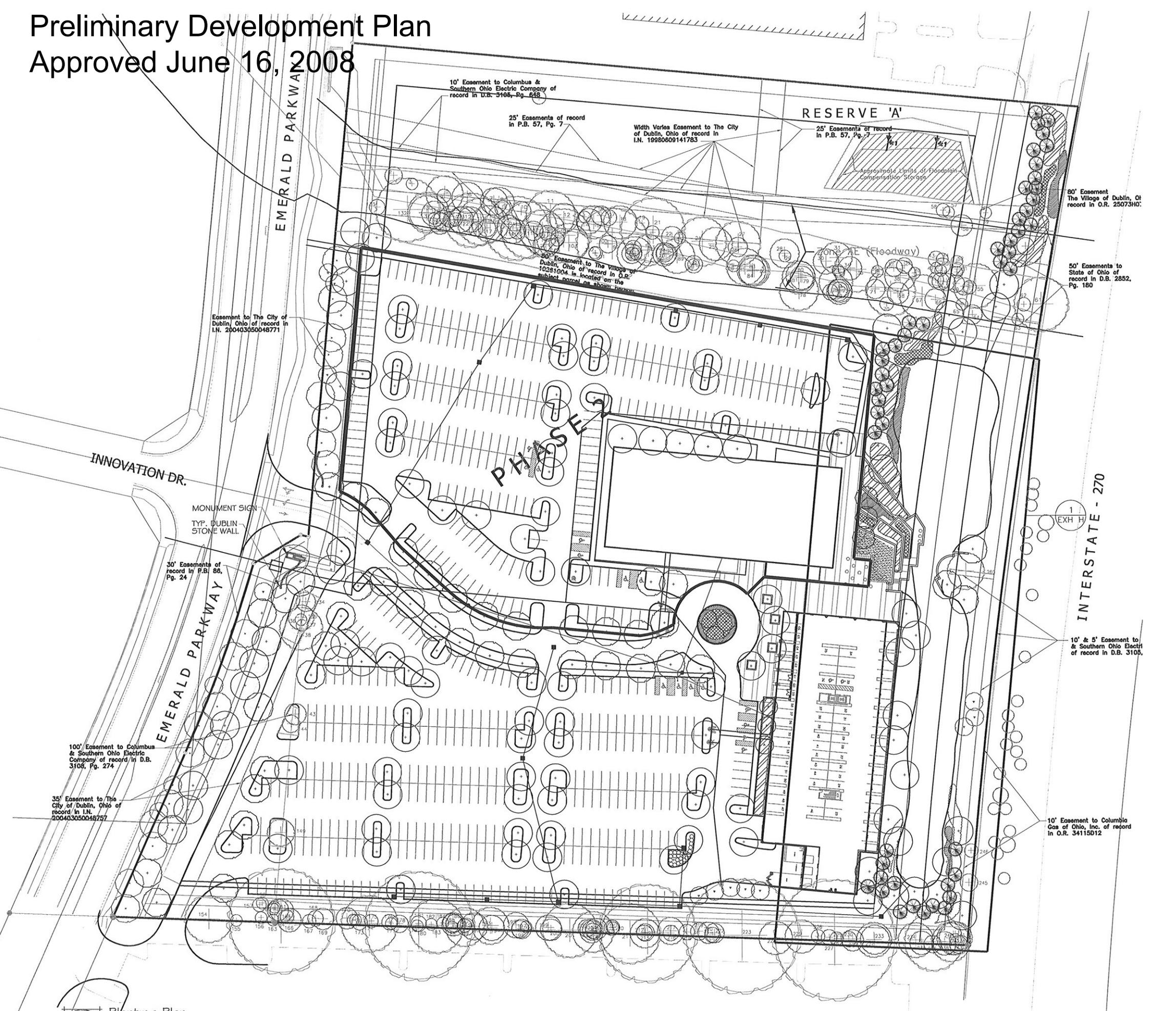
Mr. Zimmerman made the motion to approve this Final Development Plan application because it adheres to the approved preliminary development plan and the final development plan criteria with the following eight conditions:

- 1) At least five of the designated future parking spaces must be constructed with the required parking in order to meet the requirements of the development text;
- 2) A survey for the site must be submitted and any corrections to easement titles made prior to obtaining a building permit;
- 3) A cross-access curb cut modification plan must be included with the construction drawings for the building permit;
- 4) Discrepancies between the various plan sheets depicting lighting fixtures must be reconciled prior to filing for a building permit;
- 5) A revised lighting plan must be submitting upon filing for a building permit noting adherence to the light level reduction requirement.
- 6) Comments related to site landscaping listed in this Report must be addressed;
- 7) An alternative plant species must be approved by Planning prior to issuing a building permit for the proposed plantings within the portion of land west of the cross-access curb cut; and
- 8) That at least six willow trees be planted instead of the proposed Black Gums and Hawthorns between the pond and I-270.

Mr. Taylor seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Fishman, yes; Mr. Taylor, yes; and Mr. Zimmerman. (Approved 5 – 0)

Preliminary Development Plan

Approved June 16, 2008



EMERALD PARKWAY

INNOVATION DR.

INTERSTATE - 270

RESERVE 'A'

PHASE 1

Approximate Limits of Floodplain
Competition Storage

ON-ROAD FLOODWAY

Easement to The City of
Dublin, Ohio of record in
I.N. 200403050048771

10' Easement to Columbus &
Southern Ohio Electric Company of
record in D.B. 3165, Pg. 648

25' Easements of record
in P.B. 57, Pg. 7

Width Varies Easement to The City
of Dublin, Ohio of record in
I.N. 19980609141783

25' Easements of record
in P.B. 57, Pg. 7

80' Easement
The Village of Dublin, OH
of record in O.R. 25073HO

50' Easements to
State of Ohio of record in D.B. 2852,
Pg. 180

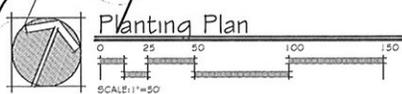
30' Easements of
record in P.B. 86,
Pg. 24

100' Easement to Columbus
& Southern Ohio Electric
Company of record in D.B.
3108, Pg. 274

35' Easement to The
City of Dublin, Ohio of
record in I.N.
200403050048757

10' & 5' Easement to
& Southern Ohio Electric
of record in D.B. 3105,

10' Easement to Columbia
Gas of Ohio, Inc. of record
in O.R. 34115D12



NOTE: SEE EXHIBIT

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, ETC., FORM NO. 10148

June 16, 2008

Page 5

Held

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Ordinance 37-08

Rezoning Approximately 16.17 Acres, Located on the East Side of Emerald Parkway at Intersection of Innovation Drive, from PCD, Planned Commerce District, to PUD, Planned Unit Development District. (Tuttie North – IGS – Case No. 08-020Z)

Mr. Langworthy noted that Council had requested information at the northern Reserve area of the property. Included in the packet is a memo from Mr. McDaniel regarding a paragraph in the economic development agreement that describes what will occur in that area. A bikepath connection would be made or an easement for a bikepath connection would be provided. The City would provide funding for the construction and maintenance of a footbridge, bikepath and other park-like amenities, similar to a park within the area of the easement.

There were no further questions from Council Members.

Wallace Maurer, 7451 Dublin Road noted that on page 1 of the memo, in the four recommendations, the last recommendation is preceded by the word "that" and the first three are not. Is there something special about the last recommendation?

Ms. Brautigam stated there was no intent to make this one stand out by using the word "that."

Mr. Maurer asked if the expansion of IGS is a result in recent years of the increasing aggregation of customers from Dublin and surrounding suburbs and municipalities.

Ms. Brautigam responded affirmatively.

Vote on the Ordinance: Vice Mayor Boring, yes; Mr. Keenan, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Gerber, yes; Mayor Chinnici-Zuercher, yes; Mr. Lecklider, yes.

Ordinance 38-08

Rezoning Approximately 0.7 Acres, Located at the Northwest Corner of the Intersection of Bridge Street and High Street, to Amend a Previously Approved PUD, Planned Unit Development District. (Bridge & High Streets Development – Case No. 08-034Z)

Mr. Phillabaum noted that there have been no changes since the first reading on June 2.

Ms. Salay asked about the proposed basement additions to the project, and where the functions were to have been located absent the basements.

Mr. Phillabaum responded that portions of the mechanicals would have been on the roof or in the crawl space. The newly created space was not anticipated at the outset of the project.

Ms. Salay asked by what method the basements will be excavated.

Mr. Phillabaum responded that blasting will be prohibited in this location, due to the age and proximity of surrounding structures. He understands it will be excavated with rock hammer, saw cut and taken out in a manual fashion.

Ms. Salay asked if this will add considerable time to the construction.

Mo Dioun, Stonehenge Company, 147 N. High, Gahanna stated that this modification will add some time to the construction. They will try to coordinate some of the excavation activity with the infrastructure work in the public areas in order to minimize time impact on the project schedule.

Ms. Salay asked if the City will participate in the inspections of the surrounding buildings referenced in the staff report.

Mr. Dioun responded it will be a joint effort. Similar inspections will be done for part of the infrastructure, including the overhead utility lines. They will collaborate with the City on these inspections.

Mr. Keenan asked for confirmation that they will perform inspections, take photos and produce reports on the affected properties surrounding the area.

Mr. Dioun responded that is correct. They will identify the properties in the vicinity and will videotape and take digital photos of both the interior and exterior of the properties to the extent the owners will allow it.

Mr. Reiner commented that he spoke with the City staff in Gahanna regarding the project done at Creekside by Mr. Dioun. They indicated he went above and beyond.

12-052 FDP

Final Development Plan

IGS Park

6100 Emerald Parkway

RECORD OF PROCEEDINGS

Mr. Gerber introduced the ordinance.

Mr. Smith stated that this parcel is owned by Creative Paints, and the legislation is related to the relocation of Industrial Parkway. Mr. Vickers has accepted the City's appraisal and staff is recommending approval by emergency.

Mayor Chinnici-Zuercher asked if the entire Creative Paints property is involved. Mr. Smith responded that this involves approximately one-third of the property.

Mr. Gerber moved to dispense with the public hearing and treat as emergency legislation.

Mr. Lecklider seconded the motion.

Vote on the motion: Mr. Keenan, yes; Mr. Reiner, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes; Mr. Lecklider, yes; Mr. Gerber, yes; Vice Mayor Boring, yes.

Vote on the Ordinance: Ms. Salay, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mr. Gerber, yes; Mr. Lecklider, yes.

Ordinance 35-08

Authorizing the Purchase of a 0.003 Acre, More or Less, Fee Simple Interest, and a 0.142 Acre, More or Less, Temporary Construction Easement from Williams Development, Ltd., Located at the Southeast Corner of Avery-Muirfield Drive and Post Road, City of Dublin, County of Franklin, State of Ohio, and Declaring an Emergency.

Ms. Salay introduced the ordinance.

Mr. Smith stated that the property owner has accepted the City's appraisal of \$3,800. Staff requests passage by emergency.

Mr. Gerber moved to dispense with the public hearing and treat as emergency legislation.

Ms. Salay seconded the motion.

Vote on the motion: Mr. Reiner, yes; Ms. Salay, yes; Mr. Gerber, yes; Mr. Lecklider, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, abstain.

Vote on the Ordinance: Mr. Reiner, yes; Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Boring, yes; Mr. Gerber, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, abstain.

Ordinance 36-08

Adopting the Proposed Tax Budget for Fiscal Year 2009.

Ms. Brautigam stated that this is the beginning of the budget process for 2009. Both Franklin and Delaware Counties require the City to provide them with the tax budget for 2009. Ms. Grigsby can respond to questions.

There will be a second reading/public hearing at the June 16 Council meeting.

Ordinance 37-08

Rezoning Approximately 16.17 Acres, Located on the East Side of Emerald Parkway at Intersection of Innovation Drive, from PCD, Planned Commerce District, to PUD, Planned Unit Development District. (Tuttle North – IGS – Case No. 08-020Z)

Ms. Salay introduced the ordinance.

Mr. Langworthy that the project is located at the east terminus of Innovation Drive, between Emerald Parkway and I-270, just north of the Qwest property and across the highway from Ashland Chemical.

RECORD OF PROCEEDINGS

Minutes of

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Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 2, 2008

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- o The project consists of a number of phases. The first phase includes a four-story building of 100,800 square feet, with an underground parking garage. The second phase includes 75,600 square feet in a three-story building. The third portion of the project consists of a reserve area to the north on the other side of Cosgray ditch.
- o This area ultimately is under consideration by the City for a corporate park concept, consisting of small gathering spaces, strategically located to serve corporate residents. This may be the first implementation of this concept, proposed by Parks, in Dublin. Staff is continuing to work on this, and a proposal is under consideration by the applicant to deed this land to the City in order to implement this concept.
- o Access to the property is at the intersection of Innovation Drive and Emerald Parkway. It is a full service curb cut, and the drive leads to a roundabout intersection between what will eventually be the two buildings. A joint access is also proposed with the property to the south that will be primarily service oriented, although access will be available to both Qwest and IGS.
- o The later phase 2 land will be graded and seeded. The first phase of the project consists of the remaining properties that will also include the parking lot to the south, the pond, and the site improvements along I-270.
- o He shared a proposed elevation from I-270. Planning Commission asked that this particular elevation be improved with more articulation and that additional brick be added. The applicants have agreed to do so.
- o The principal reason this particular project comes back to Council at this time relates to the setback from I-270. In 1998, there was a setback proposed from I-270 that the applicants now want to alter. The current setback being requested is 113 feet. It is measured from the primary face of the building to the right-of-way. From the actual pavement on the roadway, the distance is about 196 feet. There were originally 193 feet of setback required.
- o He noted that there are two signs proposed: an 87 square foot sign on the building and a ground sign at the main entrance of 50 square feet. Both are within Code, as permitted by the text.

Planning staff has reviewed the rezoning and preliminary development plan criteria, and staff and the P&Z Commission both recommend approval. They have also reviewed the land use principles applicable to this property and found the principles have been met. Planning recommends approval at second reading with four conditions as outlined in the Record of Action of May 15, 2008.

He added that some minor text revisions must be included, and these will be provided by the second reading. He explained that a revision to the development text is necessary to allow alternative energy saving and creating devices to be approved with the final development plan. That has been added since the packet was sent out.

Mayor Chinnici-Zuercher asked about the landscaping in front of the building. Will the entire landscaping along the freeway be done in Phase One?

Mr. Langworthy responded affirmatively. The only item that will not be done in Phase One is the parking area for the second building.

Ms. Salay asked about the alternative energy devices – specifically, how will these appear and fit into the overall design. Will these be roof-mounted?

Mr. Langworthy responded that they do not have a specific proposal at this time. It will be considered at the final development plan stage. This project is seeking LEED certification and this will be a factor.

Ms. Salay asked for confirmation that the decision of whether the City will take over Reserve A will be made in the future.

Mr. Langworthy responded that is correct. There is language in the text to accommodate the decision, either way.

12-052FDP
Final Development Plan
IGS Park
6100 Emerald Parkway

RECORD OF PROCEEDINGS

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Meeting

DAYTON LEGAL, BLANK, INC., FORM NO. 10148

June 2, 2008

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Held

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Mr. Lecklider asked whether the City's new lighting regulations would apply to this parking lot.

Mr. Langworthy responded affirmatively. The text refers to lighting in general. There is also a provision that indicates anything not addressed in the text is governed by the Zoning Code.

Mr. Lecklider asked about the new parking regulation and the fact that 20 percent of the spaces will be devoted to compact cars. How did they arrive at that percentage?

Mr. Langworthy responded he is not certain. There was some concern at both staff level and Planning Commission about the amount of parking, which exceeds the amount required. The applicant was forthcoming, and indicated they will need that level of parking based on the use. They compromised by offering compact car space provisions.

Mayor Chinnici-Zuercher asked about the parkland dedication area. Is that the area to be used for the new corporate park concept?

Mr. Langworthy responded affirmatively.

Mayor Chinnici-Zuercher stated she has not heard about this concept previously. Would the existing tree line remain on their property and not be dedicated to the City?

Mr. Langworthy responded that discussions are preliminary at this time, but he believes the City would want those trees included in the dedication.

Mayor Chinnici-Zuercher asked if the corporate park would be developed by the company or if the City would participate in the development.

Mr. Langworthy responded that this discussion is ongoing with the applicant. Their commitment in the current development text is to clean up the area and leave it in a meadow-like state.

Ms. Salay asked about traffic control at Innovation and Emerald. At what point will that information be available?

Mr. Langworthy responded that a traffic study will be required. Mr. Hammersmith may have further information on potential improvements.

Jim Houk, Bird-Houk Collaborative, 600 Creekside Plaza, Gahanna stated that representatives from IGS and the design team are present to respond to any questions. They will also attend the next hearing.

Mayor Chinnici-Zuercher thanked IGS for their decision to expand in Dublin.

There will be a second reading/public hearing at the June 16 Council meeting.

~~Ordinance 38-08~~

~~Rezoning Approximately 0.7 Acres, Located at the Northwest Corner of the Intersection of Bridge Street and High Street, to Amend a Previously Approved PUD, Planned Unit Development District. (Bridge and High Streets Development – Case No. 08-034Z)~~

~~Ms. Salay introduced the ordinance.~~

~~Mr. Phillabaum noted that the original rezoning for this development was approved by Council on February 19, 2008.~~

- ~~o The original development text called for up to 22,000 square feet of space within the mixed-use buildings. This rezoning will amend the text to increase the permitted amount of usable space within the buildings by 6,416 square feet.~~

12-052FDP
Final Development Plan
IGS Park
6100 Emerald Parkway



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 15, 2008

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
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Web Site: www.dublin.oh.us

Creating a Legacy

The Planning and Zoning Commission took the following action at this meeting:

- | | |
|--|---|
| 3. Tuttle North – IGS
08-020Z | Emerald Parkway
Rezoning/Preliminary Development Plan |
| Proposal: | Two corporate office buildings totaling 176,400 square feet with associated site improvements within the Tuttle North PCD, Planned Commerce Development District. The site is located on the east side of Emerald Parkway, at the intersection of Innovation Drive. |
| Request: | Review and approval of a rezoning/preliminary development plan application to rezone the property from PCD to PUD, Planned Unit Development district under the provisions of Code Section 153.050. |
| Applicant: | David C. Warner, IGS; represented by Gary Smith, Bird Houk Collaborative. |
| Planning Contact: | Jennifer M. Rauch, AICP, Planner II. |
| Contact Information: | (614) 410-4690, jrauch@dublin.oh.us |

MOTION: To approve this Rezoning/Preliminary Development Plan because it is compatible with the development pattern in this area and meets the criteria set forth in Code Section 153.050 and the ten Land Use Principles, with four conditions:

- 1) The applicant provide a stormwater management report that complies with the City's stormwater management plan requirements and flood control Code, subject to approval by the City Engineer;
- 2) All compensating storage improvements must be made to Reserve A prior its dedication, should it be deeded to City;
- 3) The text be revised to incorporate comments identified within this report prior to scheduling for City Council; and

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MAY 15, 2008**

**3. Tuttle North – IGS
08-020Z**

**Emerald Parkway
Rezoning/Preliminary Development Plan**

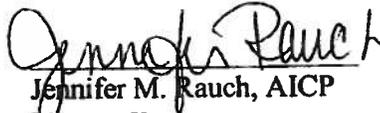
- 4) That the development text be revised to include language within the LEED Certification portion that would allow the use of additional alternative energy saving and creating devices, the details of which will be reviewed for approved at the final development plan stage.

* Jim Houk, Bird Houk Collaborative agreed to the conditions.

VOTE: 7 – 0.

RESULT: This Rezoning/Preliminary Development Plan was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 15, 2008

3. Tuttle North – IGS 08-020Z

Emerald Parkway Rezoning/Preliminary Development Plan

Mr. Zimmerman polled the Commissioners who agreed that no presentation was needed for this consent case.

Jim Houk, Bird Houk Collaborative, representing IGS, stated that the applicant agreed to the three conditions listed in the Planning Report, but requested an additional modification to the proposed development text regarding the use of additional energy sources. He said the applicant is studying other possible alternative energy sources and they would like to include this as an option within the development text. Mr. Houk explained that this was very important to their client.

Mr. Saneholtz said as technology evolves, the City should consider the use of wind turbines and other alternative energy sources.

Mr. Freimann said the architectural rendering providing a view of the building from I-270 was fantastic. He confirmed with Mr. Houk that the applicant was comfortable with the number of parking spaces needed for the construction of the Phase I development.

Ms. Amorose Groomes asked if a condition was needed in case there was a change of use to eliminate some of the excess parking. Mr. Langworthy stated a development could always be over Code, but parking must meet the minimum requirement.

Ms. Rauch suggested the addition of Condition 4: That the development text be revised to include language that would allow the use of additional alternative energy saving devices, the details of which will be reviewed for approval at the final development plan stage. Mr. Saneholtz asked that Condition 4 be modified to add energy *creating* devices. Mr. Taylor suggested that the proposed language be added within the LEED Certification portion of the text.

Mr. Houk agreed to the four conditions listed below.

Motion and Vote

Mr. Zimmerman made a motion to approve this Rezoning/Preliminary Development Plan because it is compatible with the development pattern in this area, and meets the criteria set forth in Code Section 153.050 and the ten Land Use Principles, with four conditions:

- 1) The applicant provide a stormwater management report that complies with the City's stormwater management plan requirements and flood control Code, subject to approval by the City Engineer;

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6100 Emerald Parkway

- 2) All compensating storage improvements must be made to Reserve A prior its dedication, should it be deeded to City;
- 3) The text be revised to incorporate comments identified within this report prior to scheduling for City Council; and
- 4) That the development text be revised to include language within the LEED Certification portion that would allow the use of additional alternative energy saving and creating devices, the details of which will be reviewed for approval at the final development plan stage.

Mr. Taylor seconded the motion. The vote was as follows: Mr. Fishman, yes; Mr. Sanholtz, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Freimann, yes; Mr. Taylor, yes; and Mr. Zimmerman, yes. (Approved 7 – 0.)



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**PLANNING AND ZONING COMMISSION
WORKSESSION
RECORD OF DISCUSSION**

APRIL 10, 2008

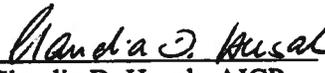
**3. Tuttle North PCD – IGS
08-020Z**

**Emerald Parkway
Rezoning/ Preliminary Development Plan**

- Proposal:** Two corporate office buildings totaling 176,400 square feet with associated site improvements within the Tuttle North PCD, Planned Commerce Development District. The site is located on the east side of Emerald Parkway, at the intersection of Innovation Drive.
- Request:** Review and feedback of a rezoning/preliminary development plan application to rezone the property from PCD, Planned Commerce District to PUD, Planned Unit Development District under the provisions of Code Section 153.050.
- Applicant:** David C. Warner, IGS; represented by Gary Smith, Bird Houk Collaborative.
- Planning Contact:** Jennifer M. Rauch, AICP, Planner II.
- Contact Information:** (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Planning and Zoning Commission informally reviewed this rezoning application and were supportive of the construction of two corporate office buildings. The Commissioners requested that the applicant provide additional perspective drawings showing how the proposed building will be sited given the reduced building setback from Interstate 270. The proposed architecture was generally well received, but the Commissioners requested additional architectural articulation along the building elevation that faces I-270, as well as additional landscaping within the I-270 buffer. The Commission discussed the improvements associated with Reserve A and encouraged its use as a park or open space area.

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

MEETING MINUTES

APRIL 10, 2008

3. Tuttle North PCD – IGS 08-020Z

Emerald Parkway Rezoning/Preliminary Development Plan WORK SESSION

Mr. Walter stated that his firm works for the applicant, but currently is not engaged in any work. He said that should that happen at some point, he would need to recuse himself from anything further with this case.

Claudia Husak presented this request for informal review and feedback of a proposed preliminary development plan to rezone this site to a PUD, Planned Unit Development District. She explained that this application focuses on modifying certain requirements within the existing development text to allow the construction of two corporate office buildings for IGS. She reported that an Economic Development Agreement was approved by City Council on April 7th. She said during that review, site plans and elevations were presented and generally, City Council favorably received them. She said after a recommendation of the formal application by the Commission, it will be forwarded to City Council for a final vote.

Ms. Husak said the 16-acre site is located between I-270 on the east, and Emerald Parkway on the west at the intersection with Innovation Drive. She said adjacent developments to the south include corporate office buildings, the Qwest Building to the south, and to the southwest, the recently approved Gardner School and BMI which are under construction.

Ms. Husak said the proposed site plan shows the two corporate buildings in the eastern portion of the site. She said the larger, approximately 100,000-square-foot building located along I-270, can accommodate underground parking and is four stories high. Ms. Husak said in the second phase a 75,000-square-foot, three-story building is proposed with parking located in the center of the site. She said Reserve A, to the north of the site, includes the Cosgray Ditch floodplain. Ms. Husak said the main entrance is at the Innovation Drive intersection and includes a main drive out to the front of the buildings with a traffic circle. She said a secondary access point is proposed that will be shared with the Qwest site to the south and it is intended for delivery and service uses for both sites. She said a retention pond, extensive landscaping, and terraced areas are proposed along the I-270 frontage.

Ms. Husak said the main reason for the proposed rezoning is a condition that was added by City Council at the Tuttle North PCD rezoning which required that the building setback be 193 feet away from I-270. She said the applicant is proposing to place the buildings closer to I-270 to allow for the parking away from the highway frontage and have more of a landscaped, softer feel there. She said the proposed setback is 100 feet. Ms. Husak explained that the rezoning is necessary because the required setback is contained in the development text.

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Ms. Husak said the applicant has submitted architectural elevations and the proposed materials include brick, stone, and expanses of glass. She said the proposed underground parking will be along the lower portions of the building which will also blend with the overall architecture.

Ms. Husak requested the Commission provide informal feedback for the applicant and Planning on the three discussion points outlined in the memorandum provided in the packets:

1. The development pattern along Interstate 270 is emphasized by larger scale multi-story corporate office buildings and parking is predominantly located from view; does the Planning and Zoning Commission support the decreased setback to conceal the parking and allow a landscape buffer along I-270?
2. The text promotes mid-rise, signature office buildings along the interstate; does the proposed architecture meet this intent and provide the high-quality design for corporate office?
3. The northern portion of the site has limited development potential due to its location in the floodplain; would the Commission support an open space or park use within this area of the site?

The applicant, David Warner, CFO, Interstate Gas Supply (IGS), provided a brief background of the company. He said currently they have 150 employees and 50 contract employees in three non-contiguous office spaces on Bradenton Avenue. He said they are looking to create a corporate campus type of environment, using other projects such as Ashland and Cardinal for design guidance.

Jim Houk, Bird Houk Collaborative, representing the applicant, said this site was originally planned and designed for a sister building to the existing Quest building with parking continued across the frontage. He said that previously the zoning proposal included the relocation of Cosgray Ditch to expand the developable area of the site. Mr. Houk said this first building will be constructed as a LEED certified building. He said they did not want to relocate the ditch and remove the existing tree row and IGS did not want the image of their corporate headquarters from I-270 to be a parking lot with a building behind it. He said they worked closely with the City to relocate the existing right-in/right-out design to function into a joint one between both properties. He said that would allow them to bring service trucks to the service areas for IGS and Qwest instead of the front entry of the building. Mr. Houk said they are proposing a series of walls stepping down to a landscaped terrace with a pond and patio. He said the density will not be increased. He said if the City does not accept all the park land, they would like to add public bike paths connections with easements.

Gary Sebach, Bird Houk Collaborative, briefly described the traditional-style architecture. He said to make it feel more corporate, they propose to use brick and cast stone to look like limestone.

Flite Freimann asked how the fountain, terrace, and patio features would look from I-270. Mr. Sebach said as graded today, the finished floor is about at freeway level, so the grading goes down to the pond, it comes back up with landscape buffering and part of the exposed Dublin stone foundation will be seen behind the landscape buffering, and then transition to the building itself. He said driving by, it would be at eye level, similar to the Nationwide building. He said the plaza level was the same as the finished floor. He said the water elevation is ten feet below the plaza area.

Chris Amorose Groomes asked what the floodplain elevation immediately to the north was. Todd Cunningham, EMH&T said the flood elevation is at 894 at I-270, and 897 along Emerald Parkway. He said the finished floor of the building is at 902, about eight feet above the flood elevation along I-270. He said the high elevation of the pond is 891 and the lowest tier of the terrace is 895.

Mr. Walter noted that the building will stick out from Safety Solutions and Qwest. He asked if the building sign locations have been contemplated. Mr. Houk demonstrated the sign location they were considering. Mr. Walter said the location of the building sign was important because of the site's constraints. He said he thought the contemplated location was good. He said he thought this building coordinates well with the Cardinal project and looked similar in nature. Mr. Walter suggested deferred parking should be considered on this lot, instead of the proposed parking.

Ms. Amorose Groomes asked how many employees could be housed in the Phase I building. Mr. Warner said the Phase I building would house up to 450 employees, and up to 750 employees could be housed in the two buildings proposed.

Mr. Houk said a total of 728 parking spaces were proposed on surface and 66 spaces in the garage. He said they proposed 4.5 parking spaces per 1,000 feet, which exceeds Code.

Ted Saneholtz asked if there was any impediment to moving both buildings back toward the west, away from I-270. Mr. Houk said the only reason they were requesting this change to the zoning was to move the building 85 feet to allow for adequate parking to support the use of the building.

Mr. Walter said his only concern was that from I-270, the wall structure and landscaping will not be seen. Mr. Houk said the building plaza level will be at about grade with I-270. He assured that the water would be seen. He said what was driving the water level was that there are some Landmark trees, and in order to preserve them, there cannot be a lot of grading. Ms. Husak suggested that a view shed or perspective drawing be provided when this proposal comes back before the Commission.

Mr. Saneholtz asked if the light colored areas on the building were EIFS. Mr. Sebach said they were considering a thin limestone veneer 18 by 18 panel that can be rotated to provide scale and texture.

Mr. Langworthy said he had discussed the proposed parkland dedication with Fred Hahn who suggested that informal open space should be provided for corporate residents where employees could enjoy it. Ms. Amorose Groomes suggested something helpful with connectivity would be a staged exercise area that would benefit other corporate residents at lunchtime. Mr. Zimmerman suggested something like the five-acre park behind Washington Township Administration building would be nice. He said it was manicured on the outer fringes only.

Mr. Freimann noted that at night from I-270 the inside of offices on the upper floors of the former BMW Financial Services building could be seen. He said if he saw from I-270 a beautiful building and vista, then he could definitely support this rezoning. He said when this

comes back for final approval, he would like to see the proposed building and features as would be seen from I-270.

Ms. Amorose Groomes asked if the glass was reflective. Mr. Sebach said a warm bronze glass was being proposed. He said since the building is to be LEED certified, a high performance glass needs to be used, which requires a reflective glass.

Mr. Walter said this building feels very close, but the site might require that. He pointed out that when the proposal comes back for zoning approval, good renderings will help the discussion of that point. He said any enhancement to the front side so that there is more green space and trees along the expanse of the building would be good. He said the only concern the Commissioners had was that it was such a big building close to I-270 that it needed to be buffered.

Mr. Saneholtz noted that the west side of this building was much more attractive to him than what the rendering showed the east side would be. He said it looked very straight and there was not a lot of interest in the architecture on the east side of the building, however he liked the flared roofline. Mr. Saneholtz said this is a very attractive building, but he encouraged more interest be added than the straight long side up to the road. He echoed Mr. Freimann's comment about seeing inside offices from I-270. He said overall, this is a very interesting project that has a lot of positive merit to it.

Mr. Walter echoed Mr. Saneholtz's comments about making the east side elevation more interesting.

Mr. Fishman said when the first building is constructed; he would like to see something done with the Reserve and also the Phase II site should be landscaped similar to what Cardinal had done so that it has a finished look even before the building is constructed. He wanted it all to be coordinated at once. Mr. Houk said they will put in a finished lawn on the future site, and if the City does not want the park land, they will maintain it naturally.

Mr. Zimmerman said he liked the water feature in the front because driving along the highway you will look into it and at the landscaping. He suggested that the back elevation be enhanced. He echoed the comment regarding Reserve A and said his thoughts were similar to Mr. Hahn's. Mr. Langworthy clarified that developing Mr. Hahn's suggestion would depend on the City's budget.

Mr. Zimmerman said he was fine with the decreased setbacks. He said he appreciated that 4.5 parking spaces per 1,000 square feet were being proposed because of the need instead of just meeting Code.

He confirmed there were no other Commission questions and that Planning and the applicant had received the needed answers.